



Anderson & Associates, Inc.
Attn: Trevor M. Kimzey, P.E.
100 Ardmore Street
Blacksburg, VA 24060

Re: SP 07-021 First & Main, Phase I, Site Development Plan, dated May 4, 2007,
(revised July 24, 2007) 1500 South Main Street, Third Review.

Dear Mr. Kimzey:

The Planning and Engineering Department has completed the third review of the First and Main, Phase I site development plan. Site plan approval is **denied**. Please address the following comments.

This review of the Phase I site development plan does not confer approval or denial of any building, structure, use or parking lot on any plan of development for adjoining property, including the potential future Phase II site development plan.

The following comments must be addressed prior to final Phase I plan approval:

Planning Comments

Christopher S. Lawrence, Acting Director of Planning and Building

Proffers –

1. **The buffer yard between the project and Kennedy Avenue appears to meet the proffer requirements and the buffer yard development standards.** Please note that the residents have requested more attention to the species of evergreen trees and the inclusion of additional deciduous canopy and flowering trees to be located higher on the hill. This is a private issue between the residents and the developer, which we encourage you to pursue.
2. **The buffer yard between the project and Margaret Beeks Elementary School does not appear to meet proffer 3.b.** This proffer states, *“Developer shall preserve no less than 50’ of the existing vegetative buffer or create a buffer in accordance with Type C Architectural buffer requirements where the existing buffer does not meet the requirements of the Code.”*
 - a. Through this review, I have determined that the existing 50-foot buffer yard and extensive mature deciduous trees and undergrowth fulfills the Type C Vegetative buffer requirements along the entire length of the Margaret Beeks Elementary School property line.

- b. This determination is based on the authority granted to the Zoning Administrator to make modifications to the standards set forth in Section 5310(f). This section states:
Buffer yards required by this Section shall be applied equally to all similarly situated properties. Modifications to these standards may be granted in writing by the Administrator if the Administrator finds any of the following circumstances exist on the proposed building site, or surrounding properties:
(1) Natural land characteristics such as topography or existing vegetation on the proposed building site would achieve the same intent of this section.
- c. Within this required 50-foot buffer yard, there exists a berm that is approximately 10-feet in height and 400-feet long starting from Country Club Drive south into the subject property. Additionally, the extensive mature deciduous trees and undergrowth which is present within this 50-foot buffer area achieves the same intent of the buffer yard requirement.
- d. Therefore, in conformance with proffer 3.b, the existing buffer does meet the code along the entire property line and a type C architectural buffer is not an option.
- e. Please revise the site plan to reflect this determination, moving the multiuse trail to a point beyond the 50-foot existing vegetative buffer; updating the grading plan to protect the existing vegetation within the buffer yard; and revise the easement plat to adjust the location of the multiuse trail.

Site Development Standards –

Parking, interior travelways, & sidewalks --

3. Based on the parking layout revision submitted on September 14, 2007, it appears that all parking is located behind the front building line as required by Section 4553(b) and 4559(c) of the Zoning Ordinance. **Please ensure that all applicable site plan pages, parking data, and landscaping data is updated to reflect this revision.**
4. The cross connection between First and Main and the Kroger Shopping Center property is required to be constructed directly up to the property line. **Please revise the drawing to show the drive aisle abutting the property line.**

Miscellaneous

5. Architectural drawing elevations for the All-Star Cinemas, Drawing number A-3, by DLH, PLLC, dated 05-01-07, show a neon lighting band wrapping the top of the façade. Zoning Ordinance Section 5503, Prohibited Signs, **states that Strip Lights or strip lighting is prohibited.** Elevations for the project are required to be submitted to determine conformance with the applicable Zoning Ordinance requirements. **Please submit a revised elevation for the Cinema that does not strip lighting.**
6. Currently there are no plans for Blacksburg Transit Bus Service to circulate through the First and Main project. However, we are working with several

developers of major commercial destinations in town to reconfigure or design parking lots to facilitate any future potential service. To this end, we have reviewed the site plan with Blacksburg Transit and feel that major parking lot travel lanes are sufficient to accommodate a transit bus. This information is provided to document our review of the proposed phase 1 site plan and there are no recommendations for changes to the design.

7. We note on the 3rd review, for the first time, you proposed the creation of a multiuse trail easement. The proposed easement is not required by the proffered conditions for the development. We cannot determine who would be the beneficiary of the proposed easement or who would maintain the proposed trail. If the developer wishes the town to maintain the trail, we will have to review this request. If it is determined that the town will accept the multiuse trail for maintenance, an appropriate instrument will have to be prepared and executed.

Engineering Comments

Jim Henegar, P.E., Town Engineer

Water

1. The waterline testing fee for this project is \$1,764. (Combined water and sanitary sewer testing fees total \$3,570.00.) Utility testing fees must be received before the Town will release the approved site plan.
2. Connection fees are based on the meter size as provided on the plans and the Town's connection fees as of July 2007. For a 2-inch meter, the water connection fee will be \$7,992 per connection and the sanitary sewer connection fee will be \$20,152 per connection. This cost assumes that the contractor will install the laterals. If the Town installs the laterals, the connection fees will be \$8,801 per connection for water and \$20,864 per connection for sanitary sewer. Connection fees are based upon the fees in effect at the time the building permit application is submitted.

Stormwater

3. Update the Predevelopment Drainage Map to include the following two items.
 - a. Reach 5R (show limits of channel, elev_in, and elev_out).
 - b. Outlet Device #4 (elev_out, general size, etc).
4. Provide calculations and details for outfall 1-DP-PRE, in accordance with VESCH STD 3.17 and 3.18.

Erosion & Sediment Control

5. Provide an erosion & sediment control security in the amount of \$106,955.00 as estimated in Contractor's Estimate of Probable Costs dated 9/7/07. An erosion & sediment control security must be received before the Town will release the approved site plan.

Sanitary Sewer

6. On sheet C4.18 (Profiles):

- a. Between MH A7 and D3, the profile shows grading to be done; however, on the corresponding plan sheets no grading is proposed for Phase I. Profiles need to be revised to show top of manholes for existing grades.
 - b. At line A6A SANSEW, there is a water line (approx. STA 10+12) that is shown on the plans, but it is not identified on the profile. Include on the profile to confirm no conflict.
7. Sheet C4.19:
 - a. Line D SANSEW profile shows additional grading; however, the plans sheets do not reflect grading. Please clarify and revise as needed.
 - b. Line G SANSEW is a new line. Please clarify why the line needs to be at a depth of 9+ feet.
8. The sanitary sewer testing fee is \$1,806.00. (Combined water and sanitary sewer testing fees total \$3,570.00.) Utility testing fees must be received before the Town will release the approved site plan.

General

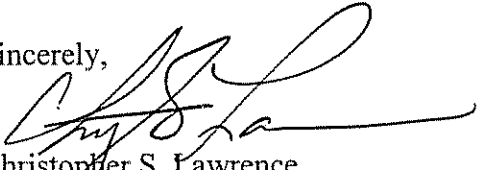
9. Provide a construction schedule and have the developer pay applicable erosion & sediment control and public infrastructure inspection fees of \$210/week. Inspection fees must be received before the Town will release the approved site plan.
10. Supply an engineer's estimate of Phase I public improvements and provide the required public improvements security based on this amount. The public improvements security must be received before the Town will release the approved site plan.

Post Review Meeting --

A post review meeting has been scheduled **11:30am on Friday, September 21, 2007, in the Town Council Conference Room**. Please bring paper copies of the plan to show how you have addressed these final items. If these items have been addressed adequately, the town will issue a letter stating the plan is ready for approval provided all securities, fees, easements, dedication instruments, and related documents are received by the town.

Jim Henegar and I coordinated the review of this plan. Please contact Jim at 961-1124 (e-mail jhenegar@blacksburg.gov) or contact me at 961-1126, (e-mail clawrence@blacksburg.gov) if you have questions or concerns regarding this review.

Sincerely,



Christopher S. Lawrence
Director, Planning and Building Department

Cc: Jim Cowan, LeClair Ryan, PC
James Schiely, Fairmount University Realty Trust
Lawrence Spencer, Town Attorney, Town of Blacksburg